

Suggested Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
Reason: To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-
Dwg No. 71047:001
Dwg No. 71047:1002
Dwg No. 71047:1003
Reason: To define the scope of the planning permission.
3. The occupation of the site shall only be by Gypsies and Travellers as defined by paragraph 3 of Circular 30/2007.
Reason: The residential use of this countryside site has only been allowed based on there being a need for a gypsy and traveller site accommodation and therefore any future occupation of the site accommodation must be strictly controlled.
4. There shall be no more than four residential pitches on the site and on each of the four residential pitches hereby approved, no more than one day room, one static caravan and one touring caravan, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, stationed at any one time.
Reason: To define the terms of the planning permission and to ensure that the site layout can be implemented and retained in the interests of the amenity of the site occupiers and those of the surrounding land.
5. No static caravan shall be brought onto the site or thereafter replaced until details of its size, external appearance and means of attachment to the ground have been submitted to and approved in writing by the Local Planning Authority. Thereafter, only a static caravan that accords with the details as are approved shall be sited on the land.
Reason: To ensure a satisfactory appearance of the development in the interests of the visual amenities of the area.
6. No commercial activities shall take place on the land, including the storage of materials, and the stationing of any vehicle in excess of 3.5 tonnes overnight. There shall be no loading or unloading of vans, open backed vehicles or lorries on the site at any one time other than for domestic purposes.
Reason: To protect residential amenities of nearby properties.

7. No part of the development shall commence until full details of a hard and soft landscaping scheme, to include some native planting, together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
8. The landscaping scheme submitted and approved in connection with condition no. 7 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
9. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.
Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system.